



CITY OF BRUNSWICK

1 W. Potomac Street • Brunswick, Maryland 21716 • (301) 834-7500

Brunswick Planning Commission Minutes August 28, 2006

Commission Members Present: Chair Ed Gladstone, Vice Chair Connie Koenig, Secretary Wayne Dougherty, Council Liaison Walt Stull, Don Krigbaum, and Ellis Burruss, Alternate.

Staff Present: Planning and Zoning Administrator Rick Stup, City Development Review Planner Jeff Love, Comprehensive and Utility Planner Jack Whitmore, and County Planning Liaison Carole Larsen.

Chair Gladstone called the meeting to order at 7:00 PM.

Mr. Gladstone requested all those in attendance who were going to speak to rise and be sworn in.

Minutes

The minutes of the July 24, 2006 meeting were reviewed and approved as amended. (MOTION by Mr. Krigbaum and seconded by Ms. Koenig unanimously passed.)

Chairman

Mr. Gladstone stated that the night's events were being televised and recorded.

Mr. Stup reviewed the additional information distributed on the Dais.

Old Business

Public Hearing

Master Plan

Mr. Whitmore presented the Staff Report for the Staff Draft of the Master Plan Update/Re-write and Messrs. Stup and Whitmore answered questions from the Commission.

Public Comment:

Kim Cable, 807 Fourth Avenue, spoke with regard to specific questions related to the proposed Waste Water Treatment Plant location and Agricultural areas.

Master Plan

Staff review of the status and schedule revisions for Update/Re-write of the Master Plan current City of Brunswick Master Plan for re-adoption.

Mr. Whitmore reviewed the Schedule and progress with regard to the Master Plan Update/Rewrite.

Zoning – Site Plan

Galyn Manor Recreational Amenities Site Plan – Request for Site Plan Approval for 23092 SF of Recreational Areas in the Galyn Manor PUD, located West of MD Route 464, North of Souder Road. Zoning Classification: R-1; BR-PUD-01-SP-RA

Staff Presentation and Recommendation

Mr. Love presented the Staff Report for proposed recreational amenities within the Galyn Manor PUD.

Staff recommended approval of the Plan as agreed by the HOA Officers and Conditional approval of the PWA Package with the following conditions:

1. Address Staff and Agency final comments of the PWA Package.
2. Mayor & Council approval of the PWA Package.
3. Address any outstanding Checksheet Items, Staff Comments, and any additional agency review comments to Staff's satisfaction.
4. Address applicable Agency Comments.
5. Submission and approval of any additional Improvement Plans, if required.
6. Applicant bound by their testimony

Messrs. Love and Stup answered Commission questions with regard to the proposed site plan and Staff Recommendation.

The Commissioners indicated their disappointment that representatives from the HOA were not present, and the indication from the HOA that only two small Recreation Areas were supported by them.

Applicant:

Mr. Mike McCann, Pulte Homes, presented the applicant's case and answered questions of the Commission.

Public Comment:

Bryan & Lori Martin, 225 Galyn Drive, spoke to support the proposed Recreation Areas, but raised concerns about the grading, safety, and potential future problems with inappropriate use of the areas.

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Rebuttal:

Mr. McCann responded to Commission concerns and questions.

Ms. Koenig stated her disappointment with the proposal and the response or lack of response from the HOA. She indicated that the proposal didn't meet the requirements of the Zoning ordinance for Recreation Area for a development of this size. The other Commissioners indicated concurrence.

Decision:

Mr. Krigbaum made a motion to approve the request in accordance with the staff report; Mr. Dougherty seconded the motion.

VOTE: Yea 2 Nay 3 (Gladstone, Koenig & Stull)

Mr. Stull made a motion to continue the application until the September Meeting to request comments from the HOA; Ms. Koenig seconded the motion.

VOTE: Yea 2 Nay 3 (Dougherty, Gladstone & Koenig)

Ms. Koenig made a motion to reject the plan presented and approve the original proposal for the eight Recreation Areas in accordance with the July Staff Report with the exception of the conditions dealing with the BOE Parcel and the following conditions:

1. Red Bud Trees and White Pines to be placed in areas acceptable to Staff to allow for future development by the HOA for Recreation Activities.
2. Minimum placement of Trash Receptacles and Benches acceptable to Staff.
3. Picnic tables to be provided on the larger areas acceptable to Staff.
4. Staff to work with the developer to ensure the concerns of the Planning Commission are addressed.

; Mr. Dougherty seconded the motion.

VOTE: Yea 4 Nay 1 (Krigbaum)

New Business

Zoning – Site Development Plan

Hopwood Enterprises, Warehouse & Brunswick Self Storage – Request for Site Development Plan Approval for 89,734 SF Warehouse & Self Storage, located West of Walnut Street, South of West Potomac Street, and South of Alley 6. Zoning Classification: I-1; BR-SP-03-04-IP

Staff Presentation and Recommendation

Mr. Love presented the Staff Report for the proposed site development plan.

Staff Presentation and Recommendation Cont.

Staff recommended approval of the request in accordance with the Staff Report and the following conditions:

1. Any changes to the layout of the project due to required design changes on the Site Development Plan must be addressed on the Site Plan and Addition/Dedication Plat.
2. Outstanding Site Plan conditions/comments are addressed to Staff's satisfaction prior to Signature.
3. Inspection and Acceptance procedures are followed and completed for Public Improvements per Design Manual and in accordance with City Procedures.
4. Site Plan and Site Development Plan must be signed, Addition/Dedication Plat must be signed and recorded, PWA process completed, and Easements are signed and recorded prior to issuance of a Zoning Certificate.
5. CSX forwards comments on construction prior to issuance of a Zoning Certificate.
6. Address Checksheet Items and Staff Comments to Staff's satisfaction.
7. Address appropriate Agency Comments.
8. Applicant bound by their testimony.

Mr. Love answered Commission questions.

Applicant:

Mr. Bill Hopwood, applicant, presented the applicant's case with Mr. Rand Weinberg, Weinberg and Miller, P.A. Mr. Dave Adams, VanMar Associates, Inc., was available for questions.

Mr. Weinberg indicated that they had objections to the Staff Recommendation, and requested the following minor revisions to conditions 4 and 5:

1. Add, "unless the County and City come up with other procedures" to the end of Condition 4.
2. Amend Condition 5 to read "Applicant provide notice of the project and the plan to CSX".

Mr. Stup indicated that the Planning Staff didn't have any objections to the proposed revisions if the CSX Notification was Certified Mail with return receipt. Mr. Weinberg agreed.

Public Comment:

Tim Erfourth, 528 West Potomac Street, spoke in support of the proposal.

Kim Cable, 807 Fourth Avenue, spoke in support of the proposal.

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Rebuttal:

Messrs. Weinberg and Hopwood addressed some of the Commission's questions.

The Commission had an additional discussion and concerns to include the CSX Issue and compliance with any Federal Requirements

Messrs. Love and Stup responded to the questions of the Commission.

Decision:

Ms. Koenig made a motion to approve the request in accordance with Staff Recommendation and Conditions as amended by the applicant; Mr. Stull seconded the motion.

VOTE: Yea 5 Nay 0

Public Comment

Mr. Stup stated that there would be a regular meeting next month on September 25, 2006, and there is a Master Plan Workshop scheduled for September 18 both at 7:00 PM. If necessary the Workshop will continue on Wednesday, September 20.

Adjournment

The meeting was adjourned at 9:30 PM.

Respectfully submitted,

Connie J. Koenig, Vice Chair
Brunswick Planning Commission